

## General Description of Building Materials and Finish

### EXTERIOR

Both accesses are at the back of the building next to the pool; so is the access to the garage. The garage will have a remote controlled electric sectional (swing-up) door. Doors of the building will be in wood with decorative plants at each side.

#### **Façade finishing**

- The façade will have cement finishing with a slightly structured paint.
- The decorative columns of the terraces will have a mortar render coating with natural stone color
- Guardrails of the terraces will either be painted moucharabia or transparent securit glass

#### **Exterior joinery**

Windows and French windows will have extruded aluminum-frames with a white thermolacquered and double-glazing.

The large French windows will slide to open, door to the terraces will swing open.

The aluminum-frames will either be sliding or swinging (or tilt and turn)

The exterior sills will be in aluminum with a thermolacquered and drop ends. All window and French window frames will have electric aluminum shutters controlled by a switch located inside the apartment.

#### **Elevators**

For additional comfort, the building will be equipped with two elevators for 4 people or 320kg (with the machine room extending above the roof line.) The elevators will have stainless steel doors covered with hammer-finished stainless steel plates, luminous false ceilings, stainless steel handrail, and a mirror.

The electric control panel will also be in stainless steel.

#### **Garage / parking lot**

Apartments with 3 bedrooms will have an underground parking space, which will be accessible through an automatic tilting door remote-control.

Walls will be painted concrete shells. Floors will be made of painted polished concrete.

Two rooms will be available for the electricity meters, two for the water meters, and one common room to store bicycles and strollers, and which will be opened and closed under the control of the janitor.

## **INTERIOR**

### **Floors**

The floor in the entrance halls will be in marble. Apartment will have first choice floor tiles with matching baseboards. Terraces will have traditional Moroccan terracotta floor tiles with matching baseboards.

### **Walls**

Walls in the kitchens and the bedrooms will be filled in and painted with first quality acrylic paint. The walls in the hall, living rooms, and bathrooms will be filled in with a traditional Moroccan Tadelekt finishing matching the color of the floor tiles.

### **Ceilings**

Ceilings will be filled in and painted and decorated with handcrafted plaster moldings. Plaster arches will also be added to decorate the apartments' entrances.

### **Kitchen**

A specialized company will install kitchen furniture and appliances. These include: a 4-ring gas cooker, an electric wall oven, an electric extractor fan, a dishwasher, a fridge, and a standalone freezer.

The kitchens will have laminate furniture.

The worktop will be in granite, and the drawer fronts in either stainless steel or brushed aluminum.

### **Ventilation**

All rooms will have ventilation grilles integrated in the window frames.

Bathrooms, shower rooms, and toilets will have their own electrical ventilation controlled by a switch located in each room.

### **Interior joinery**

Interior doors and cabinets will be in solid wood for some parts, others will be plated.

The apartment's front door will be in solid wood with a security lock.

### **Sanitary facilities**

Bathtubs will either be in white acrylic or heavy metal, with mixer and hand shower.

The shower tubs will be covered with tiles and have a ventilated shower trap.

The bathroom sinks will be installed in marble countertops with under counter storage space, and will have a tap mixer with chrome finish. ROCA or JACOB DELAFONT sinks will be used.

ROCA or JACOB DELAFONT toilet seats will be used. Boilers will provide hot waters to the apartment (of a capacity of 100 l or 150 l depending on the size of the apartment)

### **Heating and air conditioning**

Heating and air conditioning will be provided by individual equipment for each apartment. The condenser will be installed on the lower part of the terrace and will not be visible from outside.

Bedrooms and bathrooms will be supplied through air ducts placed in the false ceiling. The living room will be equipped with a wall-mounted equipment.

A thermostat will be installed in the living room.

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## **Electricity**

Each apartment will have an electric system offering maximum comfort, with connection for CATV, telephone, and/or internet in living rooms and bedrooms.

Each apartment has an intercom door opening system.